

Section 3.3 Commercial and Industrial Permitted Uses and Development Standards

A. Purpose

The purpose of this section is to establish zones in the city that support commercial and industrial uses.

B. Permitted Uses

The permitting requirements identified in **Table 3.3-1** are:

Permitted (P). A land use shown with a “P” indicates that the land use is permitted by right in the designated Zoning District, and subject to compliance with all applicable provisions of this Zoning Code (e.g., development standards, Development Review). Uses or activities that are incidental to a permitted use are permitted along with a primary use (e.g., a bakery within a grocery store). Accessory uses that are included as part of or adjacent to a primary use, but not traditionally related to that use (e.g., bakery within a factory), are only permitted or conditionally permitted if so listed on the use matrix.

Conditional (C). A land use shown with a “C” indicates that the land use is permitted in the designated zones upon issuance of a conditional use permit from the designated approving authority, and subject to compliance with all applicable provisions of this Zoning Code (e.g., development standards, Development Review).

Not Permitted (“blank”). A land use shown with a “blank” in the table is not allowed in the applicable zones. Uses not shown in the table are not permitted. Please refer to Section 1.5.a Official Zoning Interpretation, when a specific use is not listed.

Included in **Table 3.3-1** are the following categories:

Retail and Consumer Service Uses	page 3-11
Business Operations and Services Uses	page 3-12
Public and Quasi-Public Uses	page 3-14
Recreation, Education, and Public Assembly Uses	page 3-15
Industrial, Manufacturing, and Processing Uses	page 3-16
Agricultural Uses	page 3-19
Residential Uses	page 3-19

Note to the reader: If a site is located within an Airport Influence Area, as generally shown on the zoning map, the applicable Airport Land Use Compatibility Plan must be consulted for any additional restrictions.

TABLE 3.3-1 USE MATRIX FOR COMMERCIAL, BUSINESS PARK, INDUSTRIAL, AND SPECIAL PURPOSE ZONES

Land Use	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
Retail and Consumer Service Uses									
Alcohol Sales	All sales require a conditional use permit, regardless of primary use								Section 4.9
Banks and Financial Institutions	P	P	P	P	P	P	P		
Barber and Beauty Shops	P	P		P	P	P	P		
Bars and Cocktail Lounges	C	C	C						
Cigar, Cigarette and Tobacco Sales	C	C							
Cigar, Hookah, and Cigarette Lounges	C	C							
Clinics, including Medical, Dental, Chiropractic	P	P	C						
Day Care Centers	P	P	P	P	P	P	P		
Department Stores	P	P							
Drive-In or Drive-Through Operations or Facilities (any use)	C	C	C	P					
Farmers Markets	C	C	C						Section 4.10
Fortune-Telling, Spiritualism, or similar activity	P				P				
Grocery Stores/Market/ Food Stores	P	P							
Hardware and Home Improvement Centers	P	P			P	P	P		
Hotels and Motels	P	P	C	P	P	P	P		
Liquor Stores	C	C							Section 4.9
Massage Parlors, Turkish Baths, or similar personal service establishments	C	C							
Medical Marijuana Dispensary ^G	Not permitted in any zone per the Eastvale Municipal Code								
Nurseries and Garden Supply Stores	P	P			P	P	P		

Land Use	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
Religious Institutions	P		P	P	P	P	P		
Restaurants and other eating establishments, including fast food restaurants and sandwich shops (see Drive-In and Drive-Through Uses)	P	P	C	P	P	P	P		
Retail Sales and Services, Small Scale ^G	P	P	C	C	C	C	C		
Schools, Business and Professional, including Art, Barber, Beauty, Dance, Drama, Music and Swimming	C	C	C						
Swap Meets	C					C	C		
Tattoo Parlors	C	C							
Theaters, not including Drive-Ins	P	P							
Tourist Information centers	P	P	P						
Wedding Chapels		P							
Business Operations and Services Uses									
Animal Hospitals	C	C		P					
Animal Training				P		P			
Apiaries								P	
Aquaculture								P	
Auction Houses	P								
Automobile Parts and Supply Stores	P	P		P					
Automobile Service and Repair	C	C		P	P	P	P		
Blueprint and Duplicating Services	P	P		P	P	P	P		
Boat and other Marine Sales and Rental	C	C		P					
Boat Services		C		P					

Land Use	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
Body and Fender Shops and Spray Painting					P	P	P		
Building Materials Sales Yards					P	P	P		
Building Movers Storage Yard					P	P	P		
Car and Truck Washes	P	C			P	P			
Employment Agencies	P	P	P						
Equipment Rental Services	P	C							
Equipment Sales and Storage				P					
Feed and Grain Sales	P	P			P	P	P		
Gasoline Service Stations, not including the concurrent sale of beer and wine for off-premises consumption	P	P				P	P		
Gasoline Service Stations, with concurrent sale of beer and wine	C	C			C				
Golf Cart Sales and Service	P	P							
Golf Courses, not including the construction of buildings								P	
Laboratories, Film, Dental, Medical, Research, or Testing	P	P	C	P	P	P	P		
Liquid Petroleum Service Stations ^G	C	C							
Lumber Yards, including only incidental mill work				P	P	P			
Meteorological Towers								P	
Mini Storage	C			C	P	P	P		Section 4.12
Mobile Home Sales and Storage, Trailer Sales and Rental House Trailers	P								
Mobile Home Sales Lot					P	P	P		

Land Use	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
Parcel Delivery Services				P	P	P	P		
Petroleum and Bulk Fuel Storage, above ground					C	C	C		
Printers or Publishers	P	P		P	P	P	P	P	
Professional Offices	P	P	P	P	P	P	P		
Sale, Rental, Repair, or Demonstration of Motorcycles, Scooters, and Motorbikes	C	C		P					
Sex-oriented Businesses	Subject to the provisions of the Eastvale Municipal Code								
Stations, Bus, Railroad and Taxi	P	P							
Tire Recapping							P		
Tire Sales and Service, not including recapping	P	C		P					
Trailer and Boat Storage	P								
Travel Trailers and Recreational Vehicle Sales and Service		C							
Truck and Trailer Sales and Rental					P	P	P		
Truck Service	C	C			P	P	P		
Public and Quasi-Public Uses									
Airports				C	C	C	C		
Ambulance Services	C	C		P	P	P	P		
Cemeteries, Crematories and Mausoleums					C	C			
Communications and Microwave Installations					P	P	P		Section 4.14
Fire and Police Stations				P	P	P	P		
Hazardous Waste Facilities							C		
Heliports	C	C		C	P	P	P		

Land Use	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
Hospitals	C	C							
Mortuaries	P	C							
Public Utility Substations and Storage Yards				P	P	P	P		
Sewage Treatment Plants						C	C		
Recreation, Education, and Public Assembly Uses									
Art Gallery, Library, Reading Room, Museum	P	P	P						
Indoor Amusement/Entertainment Facility: Establishments providing indoor amusement and entertainment services as primary uses for a fee or admission charge, including dance halls and ballrooms and electronic game arcades. Establishments with four or more electronic games or coin-operated amusements, or where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are not considered a land use separate from the primary use of the site.	P	P							
Indoor Fitness and Sports Facility: Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs.	C	C	C	P	P	P	P		
Outdoor Commercial Recreation: Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs	C	C						C	

Land Use	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).									
Public or Private Recreation, including Parks								C	
Recreational Vehicle Parks								C	
Hunting Clubs, Skeet, Trap, Rifle and Pistol Ranges								C	
Industrial, Manufacturing, and Processing Uses									
Abattoirs						C	C		
Acid and Abrasives Manufacturing					C	C	C		
Auto Wrecking and Junk Yards						C	C		
Blast Furnaces							C		
Breweries, Distilleries and Wineries					C	P	P		
Casting Metals							C		
Cold-Storage Plant					P	P	P		
Communications and Microwave Installations				P	P	P	P		Section 4.14
Concrete Batch Plants and Asphalt Plants					C	C	C		
Contractor Storage Yards					P	P	P		
Disposal Service Operations						C	C		
Disposal Service Operations, not including Transfer Stations					C				
Fertilizer Production and Processing Organic or Inorganic					C	C	C		Section 4.6
Field, Tree and Bush Crops; Flower and Herb Gardening								P	
Hauling, Freighting, and Trucking Operations					C	P	P		

Land Use	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
Industrial and Manufacturing Uses				P	P	P	P		
Manufacturing, Limited: Limited manufacturing, fabricating, processing, packaging, treating, and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises.				P	P	P	P		
Manufacturing, Minor: Manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, and food and beverage manufacturing.				C	P	P	P		
Manufacturing, Major: Manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, plastics and rubber products manufacturing.					C	P	P		

Land Use	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
Meat and Poultry Products, not including Meat Packing or Slaughtering					P	P	P		
Meat Packing Plants					C				
Paints and Varnishes							P		
Paints and Varnishes Manufacturing and Incidental Storage					C	C			
Paper Storage and Recycling, not within a building					C	C	C		Section 4.11
Poultry and Egg Processing					C	C	C		
Railroad Yards and Stations					P	P	P		
Recycling Collection Facilities	P	P		P	P	P	P		Section 4.11
Recycling of Wood, Metal, Construction Wastes and other materials				C	C	C	P		Section 4.11
Sand Blasting						C	C		
Smelting Metal and Foundries						C	C		
Trailer and Boat Storage, outdoor					C	C	C		
Trailer, Recreational Vehicle, and Boat Storage within an enclosed building				P	P	P	P		
Vehicle Storage and Impoundment within an enclosed building				P	P	P	P		
Vehicle Storage and Impoundment, outdoor					C	C	C		
Vehicles, Aircraft, Boats and Parts Manufacture					P	P	P		
Warehousing and Distribution					P	P	P		
Warehousing and Distribution, including Mini-Storage Facilities				P	P	P	P		Section 4.12

Land Use	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
Agricultural Uses									
Agricultural Uses of the Soils for Crops					P	P	P		
Grazing ^G								P	
Kennel and Cattery, Class I ^G					P	P	P		Section 4.7
Kennel and Cattery, Class II ^G					P	P	P		
Kennel and Cattery, Class III ^G					P	P	P		
Kennel and Cattery, Class IV ^G					C	C	C		
Residential Uses									
Caretakers Unit ^G	P	P		P	P	P	P		
Congregate Care Residential Facilities (7 or more persons)	C								Section 4.3
Emergency Shelters				P					
Mobile Homes	P	P		P	P	P	P		Section 4.2
Single-Room Occupancy Units	C								

^G Denotes a specific definition. Please see Section 6 Glossary of this code.

C. Development Standards

The following development standards are applicable to the commercial and industrial zones. These standards, along with other development standards (e.g., landscaping requirements, signs, parking standards) are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high-quality development.

TABLE 3.3-2 DEVELOPMENT STANDARDS FOR COMMERCIAL AND INDUSTRIAL ZONES

Development Standards	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	S-P ⁹
<u>Lot Dimensions</u>									
Minimum Lot Size	1	1	1	20,000sf	10,000sf ⁷	10,000sf ⁷	10,000sf ⁷	--	--
Minimum Lot Width	75ft	75ft	75ft	100ft	75ft ⁷	75ft ⁷	75ft ⁷	--	--
<u>Setbacks</u>									
Front	--	--	25ft	^{3,4}	25ft ⁸	25ft ⁸	25ft ⁸	--	--
Side – Interior	--	--	25ft	10ft ⁵	25ft ⁸	25ft ⁸	25ft ⁸	--	--
Side – Street	--	--	25ft	10ft ⁵	25ft ⁸	25ft ⁸	25ft ⁸	--	--
Rear	--	--	25ft	15ft	25ft ⁸	25ft ⁸	25ft ⁸	--	--
<u>Height</u>									
Primary Building	50ft	50ft	40ft	35ft ⁶	40ft	40ft	40ft	40ft	--
Primary Building (per Section 5.1) ¹⁰	75ft	75ft	75ft	75ft	75ft	75ft	75ft	75ft	--

Footnotes

- ^{1.} *There is no minimum lot area requirement, unless specifically required by zone classification, Specific Plan, or otherwise required for a particular area.*
- ^{2.} *Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the right-of-way line. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, PRD, R-6, R-T, or SP with a residential use, the minimum setback shall be 25 feet from the property line.*
- ^{3.} *A minimum 25-foot setback shall be required on any street. A minimum 10-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping.*
- ^{4.} *A minimum 50-foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.*
- ^{5.} *The minimum side yard setback shall equal not less than 10 feet for the two side lot areas combined.*
- ^{6.} *The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than 2 feet for each (1) foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures, is specifically permitted under the provisions of this code.*
- ^{7.} *Except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.*
- ^{8.}
 - *Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, PRD, R-6, or R-T the minimum setback shall be 25 feet from the property line.*
 - *Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in note (1) above, there is no minimum setback.*
 - *Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.*
 - *Within the exception of those portions of the setback area for which landscaping is required, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in note (1) above may also be used for loading docks.*
- ^{9.} *Uses shall conform to the development standards, conditions and any special restrictions contained in the adopted specific plan and any amendments thereto; provided, however, that if the specific plan lacks one or more standards, the applicable standards from the zoning classification which most closely fits the land use assigned to the site shall be utilized.*
- ^{10.} *Granted per Section 5.1 (Height Exemptions) of this code.*